

ANACOSTIA GATEWAY GOVERNMENT CENTER

ANACOSTIA TRANSIT-AREA Strategic Investment and Development Plan

Framework Plan and Implementation Priorities

STUDY AREA



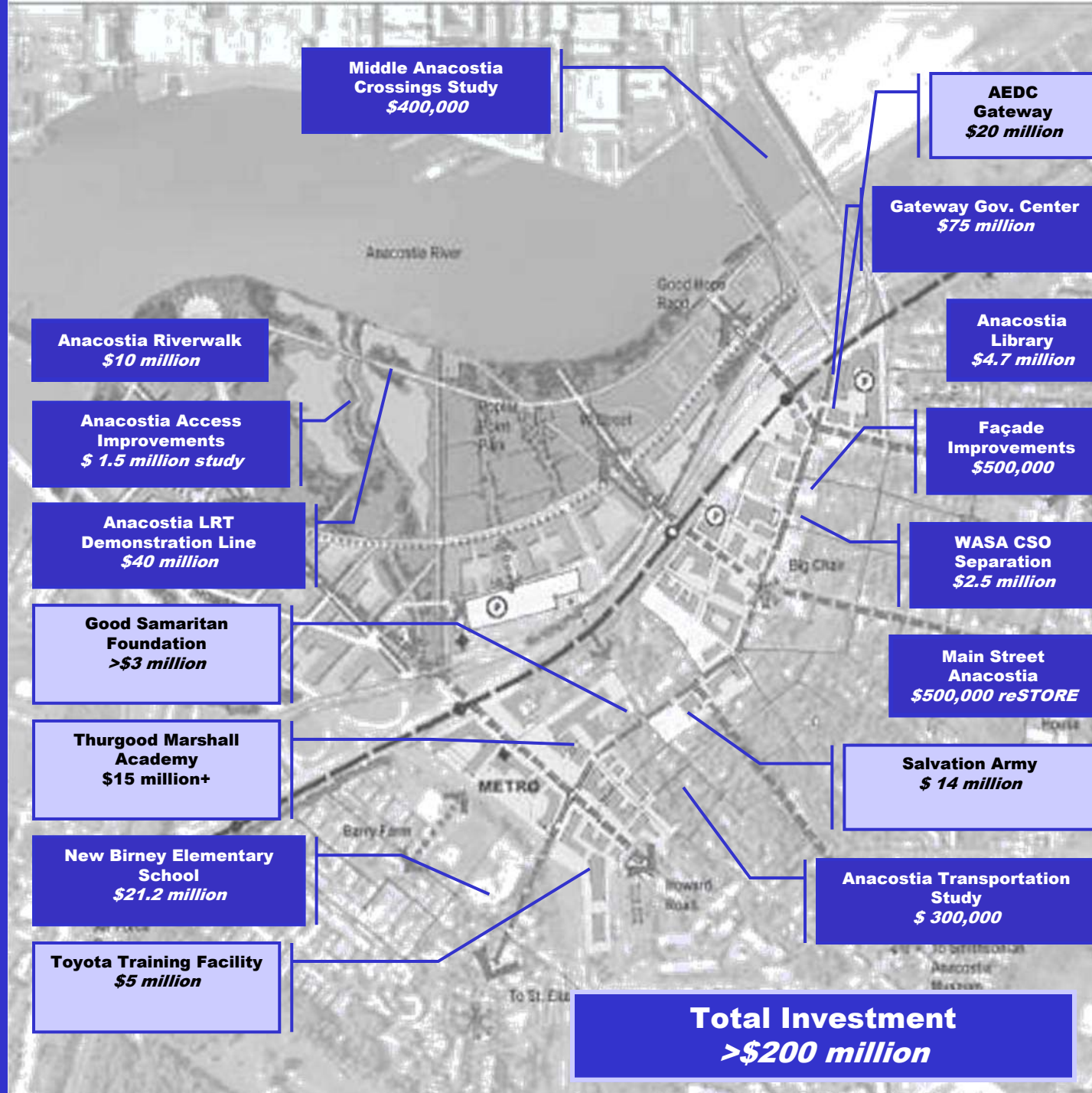
GOALS

- Help Existing Businesses & Residents Grow and Thrive
- Restore Community and the Environment
- Strengthen and Retain Local Assets
- Build Off Transit Resources
- Plan for New Growth

OBJECTIVES

- Reconfirm and Refine Neighborhood Vision
- Encourage Redevelopment of Vacant and Abandoned Parcels
- Improve the Physical and Market Perception
- Coordinate Public and Private Investments

STRATEGIC PUBLIC INVESTMENT



PLANNING PRINCIPLES

- *Serve the Pedestrian*
- *Take Advantage of Transit*
- *reSTORE*
- *Celebrate Anacostia*
- *Go Green*
- *Make the Connection*

FRAMEWORK PLAN

- (1) Metro Node – Civic center and new growth hub
- (2) W Street – Mixed use arts, office, industry & housing
- (3) Gateway – “Downtown Anacostia” main street center and gateway.
- (4) Poplar Point – Destination recreation, parkland, and neighborhood expansion



FRAMEWORK PLAN IMPLEMENTATION PROGRESS

- *Anacostia Demo Line*
- *WMATA Joint Development*
- *Thurgood Marshall Academy*
- *14th Street Market Square*
- *Anacostia Government Center*
- *Anacostia Streetscape*
- *Transportation*

ANACOSTIA GATEWAY



- Located on northeast corner of Martin Luther King, Jr. Ave and Good Hope Rd, S.E.
- Proximate to future “light rail” line
- Historic Anacostia neighborhood

LAND ACQUISITION

- District Acquired 1.5 Acres of Private Property.
- Swapping Gateway Parcels with AEDC / DRI Partners
- Taking Possession of the BP Amoco Site through Eminent Domain
- S Street and Alleys to be Closed

PROPOSED DEVELOPMENT

- New Headquarters Building(s) for D-DOT
 - ✓ 300,000 Square Feet of Office and Storefront Services (3-6 Stories)
 - ✓ \$75 Million Estimated Overall Value
 - ✓ Private developer or investment banker to fund project
 - ✓ Lease with Purchase Option or Self-amortizing Lease
- Complementary Development by AEDC and DRI Partners